



APPLICATION JANUARY 2012

Please review the following program information and complete and return the application to:

County of San Diego
Department of Planning and Land Use
Attn: Matt Schneider
5201 Ruffin Road, Suite B
San Diego, CA 92123
Or via the web:
matthew.schneider@sdcounty.ca.gov

Purchase of Agricultural Conservation Easement

BACKGROUND

The County of San Diego is initiating a new voluntary agricultural conservation pilot program known as the Purchase of Agricultural Conservation Easement (PACE) program. The PACE program is intended to promote the long term preservation of agriculture in the County. The program is based on the framework of what is traditionally referred to as a Purchase of Development Rights (PDR) program. Under the PACE program, willing agricultural property owners are compensated for placing a perpetual easement on their agricultural property that limits future uses and extinguishes future development potential. As a result, the agricultural land is preserved and the property owner receives compensation that can make its continued use for agriculture more viable.

PACE PROGRAM INFORMATION

Website:

<http://www.sdcounty.ca.gov/dplu/advance/PACE.html>

Information Hotline:

858-694-2033

E-mail:

Matthew.Schneider@sdcounty.ca.gov

Mailing Address:

County of San Diego
Department of Planning and
Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

This voluntary program is being introduced as a pilot program to assess overall interest and evaluate opportunities to obtain funding support from outside sources (State, Federal, etc). Program funding is limited, it is estimated that approximately 10 easements totaling 450-500 acres will be acquired through this program.

ELIGIBILITY REQUIREMENTS

There are three eligibility requirements for a property to participate in the program. First, the property must have been actively farmed and /or ranched for a minimum of two years prior to applying for the program. Second, the property must have realized a density reduction as a result of the General Plan Update adopted by the Board of Supervisors on August 3, 2011. Third, the property must have had the ability to subdivide under the previous General Plan (in effect prior to August 3, 2011). Properties which, by virtue of their size, would not be able to obtain subdivision entitlements under the County's previous General Plan (in effect prior to August 3, 2011) are not eligible for the program.

EASEMENT VALUATION

Easement value will be determined through a traditional appraisal process. Under the appraisal valuation approach, appraisers estimate fair market value then subtract an estimate of restricted value to determine the value of the easement. The program originally contemplated two methods to determine the value of easements; a point system for smaller properties (under 50 acres) and a traditional appraisal for larger properties (over 50 acres). However, in response to concerns that a point system may not fully capture fair market value, a decision has been made to conduct appraisals on all properties regardless of size.

WHAT HAPPENS AFTER I APPLY?

The initial application period will run from January 16, 2012 through March 1, 2012. All applications submitted during this initial application cycle will be reviewed by County staff to confirm they meet the program eligibility requirements. Notices will be mailed out to all property owners selected for possible easement acquisition. Easement valuations (appraisals) will then be conducted. The property owner will be given an opportunity to review the easement valuation and terms of the easement agreement prior to committing to moving forward with the formal easement acquisition. The formal easement acquisition process requires the execution of an easement agreement that may be subject to approval by the Board of Supervisors and recorded against the property.

For additional information and/or questions regarding the program, please contact Matt Schneider at 858-694-2033 or matthew.schneider@sdcounty.ca.gov.



**SAN DIEGO COUNTY
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENT
PILOT PROGRAM APPLICATION**

APPLICANT INFORMATION

Land Owner Name(s):

Mailing Address:

City:

State:

ZIP Code:

Phone:

Email:

Best time to contact:

PROPERTY INFORMATION

How many parcels of land do you want to preserve under the easement?:

Total Acreage:

Address of property proposed for preservation:

City:

State:

ZIP Code:

Assessor's Parcel Number(s) :

Is any of the land currently under a Williamson Act Contract?:

AGRICULTURAL/RANCHING OPERATION INFORMATION

Type of Agricultural Operation: Agriculture Ranching (please circle)

Primary agriculture produced on property:

How many acres:

Types of livestock ranched on property:

Total number of livestock:

Has your property been engaged in agricultural or ranching operation for a minimum of two years prior to applying to the program?:

How is water provided to your agricultural/ranching operation?: metered service well both (please circle)

Do you rent/lease any of your property out for agricultural/ranching production?:

Tenant Farmer/Rancher Name:

Phone:

OWNERSHIP INFORMATION

Are there any mortgages or liens against the property in this application? : YES NO- Owner in Fee (please circle)

Mortgage Lender's Name:

Mailing Address

Phone:

City:

State:

Zip Code:

DISCOUNTING INFORMATION

Property owners willing to accept less than full easement value may voluntarily discount their easements to increase the likelihood of easement acquisition. In cases where program demand exceeds available funding, discounting has proven to be a successful tool to maximize program funds and increase the overall acreage acquired. A number of PACE programs throughout the nation use a discount method.

Are you interested in discounting?: Yes No (please circle)

What level of discount would you be willing to accept? (eg., 5%, 10%, etc):

Please note: your response is non-binding; you may choose to revise or withdraw your offer to discount at a future date

SIGNATURES

I/we do hereby verify that I/we have reviewed the application. I/we further verify that the application correctly and accurately depicts the condition of the land and that such statements are true and correct to the best of my/our knowledge, information and belief. These statements are being given by me/us to solicit official action on the part of the County of San Diego Purchase of Agricultural Conservation Easement Program.

Signature of applicant:

Date:

Signature of co-applicant (if applicable):

Date:

Signature of co-applicant (if applicable):

Date:

Signature of co-applicant (if applicable):

Date: